

## Message Text

UNCLASSIFIED

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15

ACTION FBOE-00

INFO OCT-01 EA-09 ISO-00 A-01 L-03 /014 W

----- 086338

P 040250Z SEP 75

FM AMEMBASSY TOKYO

TO SECSTATE WASHDC PRIORITY 2997

INFO AMCONSUL NAHA

UNCLAS TOKYO 12284

FOR SCARRITT FROM DOSCHER

E.O. 11652: N/A

TAGS: AFSP JA

SUBJECT: AMENDMENT OF LEASE NO. 4308-504980 (NAHA OFFICE)

1. PER OUR DISCUSSION DURING YOUR VISIT, CONGEN NAHA APPROACHED LANDLORD WITH PROPOSAL THAT HE EXTEND SUBJECT LEASE FOR THREE TO FIVE YEARS IN EXCHANGE FOR USG ASSUMING PAYMENT OF UTILITIES. LANDLORD HAS FLATLY REFUSED TO EXTEND LEASE OR MAKE ANY OTHER CONCESSION.

2. HIS STAND IS THAT THERE HAS BEEN AN EXORBITANT INCREASE IN UTILITY CHARGES AND THAT HE CAN NO LONGER BEAR THE EXPENSE. IT IS A FACT THAT ELECTRICITY AND WATER RATES IN OKINAWA PREFECTURE HAVE INCREASED APPROXIMATELY 2 1/2 TIMES IN PAST SIX MONTHS.

3. EMBASSY LEGAL ADVISOR ITO INFORMS US THAT IT IS JAPANESE PRACTICE AND CUSTOM TO INCREASE RENT IF UTILITY PRICES INCREASE. HER OPINION IS THAT IF THIS MATTER WERE TAKEN TO COURT LANDLORD WOULD ALMOST CERTAINLY WIN. FURTHER, IF HE SO DESIRED, LANDLORD COULD MAKE THINGS VERY UNPLEASANT FOR THE CONGEN BY A GENERAL SLOWDOWN ON SUCH THINGS AS AIR CONDITIONING AND HEATING MAINTENANCE.

4. UNDER THE CIRCUMSTANCES, AND IN VIEW OF THE FACT  
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THAT THE LANDLORD IS IN GENERALLY DESPERATE FINANCIAL

STRAITS, EMBASSY REQUESTS AUTHORIZATION TO AMEND LEASE  
TO PROVIDE THAT LESSEE WILL PAY UTILITY CHARGES,  
ANNUAL COST APPROX. \$7,500.  
HODGSON

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NNN

## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 JAN 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
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**Draft Date:** 04 SEP 1975  
**Decaption Date:** 01 JAN 1960  
**Decaption Note:**  
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**Disposition Approved on Date:**  
**Disposition Authority:** n/a  
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**Disposition Comment:**  
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**Review Authority:** RowellE0  
**Review Comment:** n/a  
**Review Content Flags:**  
**Review Date:** 03 MAR 2003  
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**TAGS:** AFSP, JA  
**To:** STATE  
**Type:** TE  
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